

BOSTON PUBLIC LIBRARY



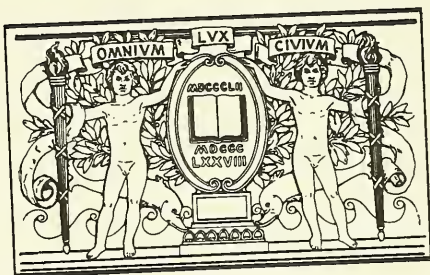
3 9999 06316 880 9

A
M3/B16

CPB

41/1





**BOSTON
PUBLIC
LIBRARY**





Digitized by the Internet Archive
in 2010 with funding from
Boston Public Library

XPC 187

9280035

FUNCTIONS AND ACTIVITIES

OF THE

BOSTON CITY PLANNING BOARD

A
MB/B16
CPB
AM/



BOSTON PUBLIC LIBRARY
GOVERNMENT DOCUMENTS DEPARTMENT
RECEIVED
MAY 7 1987



December, 1941

MEMORANDUM FROM

HENRY V. HUBBARD

Planning Advisor

FEDERAL HOUSING ADMINISTRATION

FUNCTIONS AND ACTIVITIES
OF THE
BOSTON CITY PLANNING BOARD



December, 1941

MEMORANDUM FROM
HENRY V. HUBBARD
Planning Advisor
FEDERAL HOUSING ADMINISTRATION

FOREWORD

The Federal Housing Administration has expressed a helpful interest in the work of the Boston City Planning Department, especially in the Rehabilitation Study now in progress. As a result of this interest it has sent two of its planning advisors, Frederick Bigger of Pittsburgh, and Henry V. Hubbard of Milton, who spent ten days in December, 1941, reviewing the work of the Department and offering suggestions relative to procedure. Following this assistance Mr. Hubbard's services were made available for the remaining two weeks of the year.

In connection with his careful and impartial examination of activities and adequacy, Mr. Hubbard submitted to the Federal Housing Administration the following memorandum on the Functions and Activities of the Department. This cooperation of the Federal Housing Administration is gratefully appreciated both for the direct benefit derived and for the evidence of helpfulness thus expressed to a local governmental organization by an agency of the Federal Government. The City Planning Board is also gratified by the permission granted by the Federal Housing Administration for the publication of this memorandum.

THE CITY PLANNING BOARD.

MEMORANDUM FROM
HENRY V. HUBBARD, *Planning Advisor*,
TO
EARLE S. DRAPER, *Assistant Administrator*,
FEDERAL HOUSING ADMINISTRATION,
ON THE
FUNCTIONS AND ACTIVITIES OF THE CITY
PLANNING BOARD.

1. THE PLANNING BOARD.

The Boston City Planning Board was established by City ordinance under State enabling legislation in 1913, and amended in 1940. (See Appendix A.)

It is a department of the City Government established as an advisory agency for the comprehensive physical development and conservation of the City. Its general set-up is not an uncommon one. Its early date is reflected in the emphasis on housing, which has now again risen to great importance. It should be noted that it has not been given the powers of a Board of Survey.

The Board itself consists, by ordinance, of nine members.

The permanent staff (sometimes augmented by temporary employees, during the relief program reaching a peak of nearly 600) has fluctuated from one at the beginning to ten during the past years, according to the appropriations and confidence given by the successive Mayors and Councils of Boston, based on financial conditions and on their conceptions of the importance of a competent centralized planning agency.

The general usefulness of the Planning Board through its larger comprehensive functions has increased as a more complete and business-like coordination of all of the City's functions and responsibilities has increased.

It is to be hoped that both during the war and immediately thereafter comprehensive planning procedure can prove its worth still more fully, in the only way in which this can be properly proved,—by competent performance in important practical problems, as a working part of the city machinery.

The principal objective of the Board is to work out and to keep up to date for use in the affairs of Boston a comprehensive conception of the City, its responsible agencies, and its property, public and private, as an efficient machine for the living of its citizens.

2. THE MASTER PLAN.

The record of such a general conception is here called, as is becoming usual in this country, a Master Plan. It consists, of course, of many separate plans. It is not all made at once, nor in a short time. It is realized that this plan must be alive, flexible, changing with the growth of the City.

Toward such a Master Plan the following steps have been taken.

- (a) In 1930 a comprehensive Thoroughfare Plan was published by the Board, involving long-range expenditures of approximately \$90,000,000. Since then some \$40,000,000 has been expended for street widenings and extensions, substantially in accordance with this Plan.
- (b) The Zoning Map, made by the Board, has been in effect for 17 years and now needs re-study and revision. An analysis has been prepared, comparing existing land use and zoning requirements by districts, for 1923 and for 1935, together with a tabulation of building and demolition permits by years, types and location. No general zoning revision is however contemplated at this moment.
- (c) Material for a comprehensive Recreation Plan has been prepared during the present year; but little time for analysis and design has as yet been available.
- (d) A financial analysis of the City's expenses over a 20-year period has been made by the Board for use in the preparation of a long-term capital budget. A list of future projects has been submitted by several departments involved. This material is available both for current capital budgeting and for post-war public work reserves.

As partly described elsewhere herein, comprehensive planning of *parts* of the City has been done, having in mind city-wide relations at the time, but no other large comprehensive phases of the Master Plan as a

whole have as yet been worked out and recorded. However, as is usually the case with a continuing personnel, out of long experience, there has grown up in the Board a personal general knowledge of the needs and possibilities of the City which is of great and constant value in the procedures of the Board, both general and specific.

3. SPECIFIC PROBLEMS.

Throughout the years very many investigations, plans and reports have been made on *specific problems*, large and small, in the City of Boston.

In their time such studies have been valuable, but naturally their findings are now partly outmoded, sometimes because they have been actually carried out, sometimes because action was so long delayed that the proposals are no longer in accord with the facts. Some examples of such work are to be found in the lists of more important plans, reports and statistical statements in Appendices herewith.

4. REHABILITATION STUDY.

A recent major activity of the Board has been the Rehabilitation Study, involving a broad survey of the entire City, a choice of a considerable number of areas needing rehabilitation, and a further choice of the South End for first detailed investigation and proposed improvement. This study contemplates the rehabilitation of the South End, according to a better street and layout plan where possible, both by private enterprise in the construction and reconstruction of buildings, and by public enterprise in the construction and reconstruction of municipal facilities, including recreation, schools, street pattern, etc. The municipal construction involved in this program would properly form a basis for some part of the post-war public works program.

5. PLANNING ADMINISTRATION.

Though the Board considers long-range *comprehensive planning* its major function, still a great deal of detailed *planning administration* must necessarily occupy the staff's time.

This routine interpretation and application of planning has involved cooperation with most of the City departments, such as the Park Department in the location of certain playgrounds, the George Robert White Fund in the establishment of health centers, play spaces, etc., amendments to the Zoning Map

in connection with which the staff acts as the staff of the Board of Zoning Adjustment,* and the preparation and the keeping current of tax foreclosure maps and city-owned real property inventory.

6. CREATIVE DESIGN AND CONSERVATION OF VALUES.

It is evident that the Master Plan and the experience and knowledge not as yet recorded in a Master Plan are of value in two ways. One way, as has been said, is comprehensive creative thinking and the suggestion of broad-gauge policies. Another way which in its total effect has been very valuable is in comparing individual proposals with the Master Plan and determining whether they are appropriate as to their kind, and as to their place in relation to other proposals, to the general conception of the City and to the City finances. More responsibility and opportunity of this sort would be given to the Planning Board if it had the functions of a Board of Survey. Nevertheless, the Board is given some credit for executed proposals which were in accordance with its recommendations. Very naturally, however, few people are aware of its service in the discarding of many proposals the undesirability of which it was able to point out to the proper authorities.

7. WORK RELIEF PROGRAM.

During the period of the Work Relief Program the Board directed the expenditure of a million and a quarter dollars of Federal funds for the prosecution of the Official Map Survey and a half million for smaller projects resulting in several volumes of statistical research material, as set forth in certain items of Appendix B.

The administration of this program has necessarily taken a large amount of staff time which, however, has been very well spent in view of the value of this information, essential to routine work and toward the preparation of the Master Plan.

8. WAR EMERGENCY WORK.

The present war emergency, far from leaving the Board without important immediate responsibility, is producing an insistent demand for the recorded data, the experience and the planning and organizing ability of the Board.

* The Board of Zoning Adjustment in Boston is not a board of appeals but a body created by the Legislature to effect zoning map changes.

Under this emergency the Board has given priority to matters involving public safety and has put its entire service at the disposal of the Boston Committee on Public Safety. To a large extent the Board acts as the Planning Division of this Committee, the chairman of the Board having been appointed by the Mayor as the chairman of the Planning Division. The functions of the Planning Division are:

- (a) To assemble and distribute to the appropriate departments and divisions information from the nation, the state and other sources.
- (b) To make maps and surveys.
- (c) To formulate plans and procedures on its own initiative or at the request of the Executive Department for submission to that Department.
- (d) To furnish technical and expert advice on special problems upon request from the chairman of any other department or division.

This work includes the coordination of the efforts of the several divisions of the Public Safety Committee and also assistance in the establishment of physical installations.

The Report Centers have been located and established under the direction of the Planning Division, which has also directed the entire mapping program for the Committee.

9. SLUM CLEARANCE AND DEFENSE HOUSING.

The Board has worked with the Boston Housing Authority in the study of defense housing conditions, as well as in the establishment of slum clearance housing projects, particularly in an effort to prevent unnecessary conflicts with other projects and with the Master Plan.

There has been the best of cooperation between these two agencies, and it is believed that the results are and will continue to be satisfactory to the City of Boston.

10. COOPERATION WITH OTHER GOVERNMENT AGENCIES.

The Board believes that although good results have been obtained in Boston with a less definite procedure, it would be for the best interests of the City and would avoid the possibilities of wrong choice and wrong location of constructions which have occurred in other cities if a definite procedure should be set up in every case whereby any proposed *governmental*

construction, like any other proposed construction, should be submitted to the City authorities, as represented in comprehensive planning matters by the Planning Board, before any action is taken which would fix irrevocably the character or the location of the proposed construction. The City has the right to express an effective opinion as to any proposed addition to the City which might later turn out to be a liability.

The present necessary pressure for speed of accomplishment is no sufficient reason for the neglect of proper mutual information and cooperation among the responsible authorities.

The experience of this country for the last few years has amply shown that in no way can the date of the final completion of an efficient construction be more hastened than by spending a sufficient time at the beginning in considering the broad relations of the project to the community and to the specific site in which it is to be placed.

11. PUBLIC WORK RESERVE.

An inherent duty of the Board is not only the consideration of all worthy future projects in the light of the City budget and the Master Plan, but also arrangement of them tentatively in priority, according to their importance and immediacy. A reserve of public works can be planned in advance and held ready for execution when post-war demobilization and general economic uncertainty make such projects an immediate necessity. It is evident that the time to prepare such projects is *before* they are suddenly needed. The "Public Work Reserve," a Federal agency sponsored by the Federal Works Agency and the National Resources Planning Board, is available for cooperation with municipalities.

12. PUBLIC RELATIONS.

The Board recognizes that its contact with the general public is essential to its public service. This contact is maintained through two principal mediums.

(a) Advisory Committees have been appointed by the Mayor from nominations of the city-wide organizations. These Committees have cooperated with the Board in matters of zoning, housing, public improvements, traffic and rehabilitation.

(b) In the different sections of the City, Local Joint Planning Committees have also been estab-

lished for purposes of cooperation with the Board and with other city agencies, as a part of a continuing function of local planning progress. These Committees are composed of citizens representing the local civic organizations, whose voluntary services have been solicited by the Board.

Both the Advisory Committees and the Local Joint Planning Committees have brought their attitudes and desires to the Board and have been effective in public education and support of planning. This exchange of ideas between the Board and the public has been most beneficial.

13. RECORDS AND REFERENCE MATERIAL, PLANS AND REPORTS.

The Board has available for reference about 2,000 maps and plans, a planning library of 850 volumes, and a large amount of statistical material. Also it has access to the reference material of the other city agencies, and, of course, to the libraries of the City and of the various near-by institutions of learning. As a record of its past work and as data and material for its future work the Planning Board has, of course, also all those plans and reports which it has itself prepared, a much abbreviated list of which accompanies this report as Appendices B, C and D.

14. THE PROPER ATTITUDE OF A PLANNING BOARD.

Although there have been city planning boards in America for some time, and although the general conception of the Master Plan has been much discussed, it still remains true that the services which a Planning Board should properly perform are often not understood, even by some Planning Boards. A Planning Board does not make executive and legislative decisions for the City. If it did, it would be the Mayor and Council. It does not make judicial decisions. If it did, it would be one of the Courts. Its essential function, as has been said, is to make, to keep up to date and to be ready to explain a Master Plan for the City, based upon the City's needs. The position of a Planning Board, therefore, is essentially advisory; but since this advice must be based on a conception of what can and should best happen to the City *in the future*, the Planning Board has to exercise not merely memory and technical accuracy but *creative imagination*.

The advice of a Planning Board can be trustworthy only if it is impartial. Some Planning Boards, in order to attain this impartiality, have kept themselves so aloof from the business of the government of the City that they have lost all power for good. The useful Planning Board regards its job as an important and practical one, and tries to be worthy of its job in all its collaborative dealings.

It would appear that the Boston Planning Board has for these many years approached its increasingly complicated problems with a sane and creative attitude and that it has therefore the right to hope for still greater opportunity for service in the future.

APPENDIX A-I.

(CHAPTER 494.)

AN ACT TO PROVIDE FOR THE ESTABLISHMENT OF LOCAL PLANNING BOARDS BY CITIES AND TOWNS.

Be it enacted, etc., as follows:

SECTION 1. Every city of the commonwealth and every town having a population of more than ten thousand of the last preceding national or state census, is hereby authorized and directed to create a board to be known as the planning board, whose duty it shall be to make careful studies of the resources, possibilities and needs of the city or town, particularly with respect to conditions which may be injurious to the public health or otherwise injurious in and about rented dwellings, and to make plans for the development of the municipality with special reference to the proper housing of its people. In cities, the said board shall be appointed by the mayor, subject to confirmation by the council, and in cities under a commission form of government, so-called, the members of the board shall be appointed by the governing body of the city. In towns, the members of the board shall be elected by the voters at the annual town meeting.

SECTION 2. Every planning board established hereunder shall make a report annually to the city council or governing body in cities and to the annual town meeting in towns, giving information regarding the condition of the city or town and any plans or proposals for the development of the city or town and estimates of the cost thereof; and it shall be the duty of every such local planning board to file a copy of all reports made by it with the homestead commission.

SECTION 3. The homestead commission, created by chapter six hundred and seven of the acts of the year nineteen hundred and eleven, is hereby directed to call the attention of the mayor and city governments in cities and the selectmen in each town having a population of more than ten thousand at the last preceding national or state census to the provisions of this act in such form as may seem proper; and said commission is furthermore authorized and directed to furnish information and suggestions from time to time to city governments and to the selectmen of towns and to local planning boards, when the

same shall have been created, such as may, in its judgment, tend to promote the purposes of this act and of those for which the same commission was established.

SECTION 4. The city council or other governing body in cities is authorized to make suitable ordinances, and towns are authorized to make suitable by-laws, for carrying out the purposes of this act, and they may appropriate money therefor.

SECTION 5. This act shall take effect upon its passage.

[Approved April 16, 1913.]

APPENDIX A-II.

AN ORDINANCE CONCERNING THE CITY PLANNING BOARD.

SECTION 1. Chapter twelve of the Revised Ordinances of 1925 is hereby amended by striking out section one and inserting in place thereof the following: *Section 1.* The City Planning Department shall be under the charge of a board of nine members who shall serve without pay, at least one of whom shall be a woman. The membership of the board shall, at all times, include at least one engineer, one architect and one landscape architect or city planner. The board as first established shall consist of one member appointed for the term of one year, two members appointed for the term of two years, two members appointed for the term of three years, two members appointed for the term of four years and two members appointed for the term of five years respectively. The present members of the board shall continue to serve until the expiration of their respective terms. All subsequent appointments shall be for the term of five years. The several heads of departments of the City of Boston shall, on request of the board, supply it with all information in their possession useful for its duties.

SECTION 2. Section one of chapter two of the Revised Ordinances of 1925 is hereby amended by striking out in the fifth line of the second last paragraph from the end of said section relating to appointments of officers for the term of five years, the words — “One member of the City Planning Board”— and inserting in place thereof the words — “One member of the City Planning Board in the years in which the term of one member expires and two members of the City Planning Board in the years in which the terms of two members expire.”

SECTION 3. This ordinance shall take effect on May 1, 1940.

[Approved April 26, 1940.]

APPENDIX B.

A LIST OF IMPORTANT MAPS AND PLANS IN THE BOSTON CITY PLANNING BOARD FILES.

Normal information in the custody of other city departments and semi-public agencies is not listed but is available.

SUBJECT.	INFORMATION.	DATE.	SCALE.	MATERIAL.	HOW PRESENTED.	MADE BY
Assessors block maps	Block plans showing area and dimensions of lots, building lines, materials of construction.	1935	1" = 30'	Blueprints	1,800 plans 2 $\frac{1}{2}$ ' x 3 $\frac{1}{2}$ ' grouped in 22 wards	Assessors
Atlas	Property map showing buildings according to types of construction; sewer, water, subways, utilities, sidewalks and street widths, public buildings and grounds, public open spaces.	1922	1" = 80'		Book form, 8 volumes, sheets or plates in color 23" x 32"	G. W. Bromley Company
(14) Atlas-insurance	Property map showing class of construction, building height, fire prevention devices, water mains, etc.	1941	1" = 50'		Book form, 13 volumes. Sheets or plates. Buildings in color. 18" x 27"	Sanborn Map Company
Census tracts	Census tracts as used in U. S. Census 1940.	1941	1" = 1,600'	Tracing cloth	Showing tract boundaries only. 3' x 3 $\frac{1}{2}$ '	City Planning Board
Class of construction	First, second, third class shown by different types of crosshatching.	1934	1" = 400'	Tracing cloth	27 district maps 2 $\frac{1}{2}$ ' x 3 $\frac{1}{2}$ '	Civil Works Administration
Housing proposals	Architectural studies for certain areas in 10 different districts.	1934	$\frac{1}{8}$ " and $\frac{1}{4}$ " = 1'	Tracing cloth	Detail plans and elevations of typical development	Civil Works Administration
Industrial property	Industries employing under 100 by crosshatch. More than 100 by crosshatch and number.	1934	1" = 400'	Tracing cloth	27 district maps 2 $\frac{1}{2}$ ' x 3 $\frac{1}{2}$ '	Civil Works Administration

Land coverage	Outline of buildings, per cent of block occupied shown in figures.	1934	1"=400'	Tracing cloth	27 district maps 2½"x3½"	Civil Works Administration
Land use	Preponderant uses shown by color. Simplified reduction of 200 scales.	1935	1"=800'	Mounted on cloth	Wall map 6'x7'	City Planning Board
Land use	Use of each lot shown by symbols.	1935	1"=200'	Tracing cloth	70 sheets 36"x23"	Works Progress Administration
Land use	Use of each lot shown by color.	1935	1"=200'	Paper	70 sheets 36"x23"	National Youth Administration
Land use	Use of each lot shown by symbol.	1923	1"=200'	Paper	68 sheets 36"x23"	City Planning Board
Official map engineering survey property map	Maps of East Boston showing streets, buildings and type, lots, public open spaces. That part of the official map which is on final form.	1939	1"=40'	Tracing cloth	Made from field engineering survey, 69 sheets 25"x42"	Works Progress Administration
Official map triangulation	Index map showing locations of 65 triangulation stations.	1939	1"=3,000'	Tracing cloth	Made by geodetic survey; card of all descriptions. 16"x18"	Works Progress Administration
Population	Density in families per acre by blocks.	1934	1"=400'	Tracing cloth	27 district maps 2½"x3½"	Civil Works Administration
Population	Distribution spot map, 5-year periods.	1915-1935	1"=500'	Tracing cloth	9 sheets by districts, various sizes	City Planning Board
Population	Spot map showing trends — increases and decreases, 5-year periods.	1905-1935	1"=500'	Tracing cloth	9 sheets by districts, various sizes	City Planning Board and Emergency Planning and Research Bureau

APPENDIX B. (Continued.)

SUBJECT.	INFORMATION.	DATE.	SCALE.	MATERIAL.	HOW PRESENTED.	MADE BY
Public buildings	Street map showing public building locations. Symbols only.	1932	1" = 800'	Tracing cloth	2 sections 3½'x7'	City Planning Board
Semi-public buildings	Street map showing semi-public building locations. Symbols only.	1932	1" = 800'	Tracing cloth	2 sections 3½'x7'	City Planning Board
Street map	Basic street map. Kept up to date.	1940	1" = 800'	Tracing cloth	In two sections 3½'-x7'	City Planning Board
Street map	By annexation districts, street names, parks, playgrounds, shore lines.	1924	1" = 500'	Tracing cloth	9 sheets, one for each district	City Planning Board
(Streets (16)	Streets with names, parks, cemeteries, shore lines.	1933	1" = 200'	Tracing cloth	70 sections	Emergency Planning and Research Bureau
Streets	Reduction of 800 scale.	1932	1" = 1,600'	Planograph prints	Copies 3'x3½' for distribution	City Planning Board
Tax-exempt property	Tax-exempt property cross-hatched. Public institutions also listed by number.	1941	1" = 400'	Tracing cloth	27 sheets 2½'x3½'	Civil Works Administration
Tax-foreclosure property	Tax-exempt property cross-hatched. Public institutions also listed by number.	1941	1" = 400'	Tracing cloth	27 sheets 2½'x3½'	Civil Works Administration
Thoroughfares	Outline map, existing and proposed arterial routes, including Metropolitan proposals.	1930	1" = 2,400'	Tracing cloth	Proposed improvements only shown 3'x3½'	City Planning Board

Thoroughfares	1930 Master Plan with present accomplishments and changes. Present arteries in black; proposed arteries in red; completed projects in green.	1930	1" = 2,000'	Paper	Superimposed on street map	City Planning Board
Thoroughfares	Detail plans of 70 individual projects of thoroughfare master plan, showing layout, necessary widenings, etc.	1932	1" = 50' 1" = 100'	Tracing cloth	Various sizes	City Planning Board
Topography	Street outlines and contours at 5-foot intervals.	1924	1" = 500'	Tracing cloth	9 sheets, one for each district, various sizes	City Planning Board
(17) Vacant land	Parks, playgrounds, auto parking spaces, vacant buildings. Shown by crosshatching, stipple, etc.	1934	1" = 400'	Tracing cloth	27 district maps 2½'x3½'	Civil Works Administration
Valuation	Average assessed land, and land-building values per sq. ft. per block.	1934	1" = 400'	Tracing cloth	27 district maps 2½'x3½'	Civil Works Administration
Zoning	Zone boundaries.	1932	1" = 800'	Photostat negatives	11 districts, zone boundaries superimposed on street map	City Planning Board
Zoning	Zones shown in color.	1924	1" = 800'	Mounted	Wall map 6'x7'	City Planning Board

APPENDIX C.

STATISTICAL INFORMATION.

SUBJECT.	INFORMATION.	DATE.	HOW PRESENTED.	COPIES AVAILABLE.	MADE BY
Alley survey	Summaries by districts, definitions. Ordinances, Legislation, photographs, 1,450 alleys.	1934	Vol. I tables and text, 46 p., planographed	Yes	E. R. A.
Alley survey	Dimensions; information on rubbish and garbage removals; survey of drainage conditions; lighting; footways, public and private, etc.; by census tracts.	1934	Vol. II, maps and tables, planographed, 520 p.	Yes	E. R. A.
Business and industrial survey	Factual tables showing business and industrial districts only; class, age, condition, physical facilities, use, characteristics, etc.	1935	Tables, planographed, book form, 545 p.	Yes	E. R. A.
Capital budget	Operation and capital expenses, income, by departments, debt service, summaries and totals, for years 1919-1940.	1940	Tables and graphs, 1 vol., 190 p.	None	C. P. B.-W. P. A.
City owned or rented property	Location, when acquired, square foot occupied, type and use, assessed value, etc., plot sketch on back of card.	1938	Individual 8½"x11" cards indexed by locations and by department	None	W. P. A.
Income and cost survey	Population, area, assessed value, tax income department costs and net income expenditures for 127 census tracts.	1935	Tables, maps, graphs and text, planographed, report form 70 p.	None	E. R. A.
Law cases in Massachusetts and other states pertaining to planning.	Compilations of laws and court cases of several states pertaining to eminent domain, betterments, building lines, condemnation, housing, powers of authorities, etc.	1935	About 500 p. indexed by states with excerpts from decisions. Typed sheets in post binder.	None	E. R. A.

Official map, Geodetic Survey	Geographic positions and Lambert co-ordinates with ground transfers of 65 First-Order triangulation stations.	1940	Descriptions, sketches, etc., on cards. 5"x3" cards in cabinet	None	C. P. B.-W. P. A.
Population distribution	1935 State census population by census tracts and assessors' blocks, by age groups, family composition.	1939	Vol. I, tables, district spot maps, 235 p.	Yes	C. P. B.-W. P. A.
Population trends	Population trends, birth and death rates; marital conditions; gainful workers; color; parentage; 10-year intervals, 1890-1930 city as a whole.	1939	Vol. II, 29 p., tables, and graphs	Yes	C. P. B.-W. P. A.
Real property inventory	Complete factual tables showing condition, material and age of structure, dwelling units by monthly rental; number of rooms, etc.; facilities in dwelling units; transportation used; by census tracts.	1934	Maps and text abstracts of district planographed, report form, Vol. I, 50 p., 13 maps; Vol. II, 365 p., tables	Vol. II Yes	E. R. A.
(19) Street traffic control of the problems of the City of Boston		1927	Printed book	Yes	Special Traffic Com.
Survey of Government Units of Metropolitan District	Correlation of analysis of Metropolitan district providing information of a factual basis on which to determine the equitable apportionment of the cost of highways, recreational features and water and sewer services among the cities and towns.	1940	41 p. of text, 85 p. of statistical tables, charts, graphs and maps. Planograph report Form	Yes	S. P. B.-C. P. B. M. D. C.-W. P. A.
Zoning Analyses	Total of 200,000 lots showing areas, land use and zone for years 1924 and 1935. Recapitulation of use by tracts and districts showing areas of conforming and of non-conforming uses in zones. Front footage zoned for business showing amount so used, not so used, vacant, used for parking. Public areas, water areas, streets.	1935	Tables 8½"x11" sheets in cabinets	None	C. P. B.-W. P. A.

APPENDIX D.

BOSTON PLANNING BOARD REPORTS.

(Containing also Plans and Statistics.)

SUBJECT.	DATE.	HOW PRESENTED.
East Boston: A Survey and a Comprehensive Plan.	1915	Printed pamphlet
A Summary of the Market Situation in Boston.	1915	Printed pamphlet
The North End: A Survey and a Comprehensive Plan.	1919	Printed pamphlet
Zoning for Boston.	1924	Printed pamphlet
Report on a Thoroughfare Plan for Boston.	1930	Printed book
The People of Boston. Vol. I Population Distribution. Vol. II Population Trends.	1939	Planographed book
Building a Better Boston: A General Statement on Rehabilitation and an Analysis of Existing Conditions in the South End.	1941	Planographed pamphlet
Annual Reports, beginning 1915.		Printed pamphlets
Mayor's Conference on Traffic. Project Committee Report; Off-Street Parking. Committee Report.	1940	Mimeograph pamphlets
Report on Expenditures to be made from Income of the George Robert White Fund.	1937	Planograph pamphlet

In addition to the above partial list of Planning Board reports, the Boston Planning Board has collaborated with other agencies in producing a considerable number of valuable reports.

APPENDIX E.

LIST OF OTHER AGENCIES THAT MAKE MAPS WITH BOSTON INFORMATION.

1. Sanborn Atlas Company
2. Boston Street Laying-Out Department
3. Boston Public Works Department
4. Boston Park Department
5. Boston Traffic Commission
6. Boston Port Authority
7. Boston Housing Authority
8. Boston Elevated Railway Company
9. Boston Council of Social Agencies
10. Massachusetts Department of Public Works
11. Massachusetts Division of Waterways
12. United States Coast and Geodetic Survey
13. Metropolitan District Commission
14. Boston Chamber of Commerce
15. Massachusetts State Planning Board

